QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on August 22, 2023

NOTARY PUBLIC

My Commission Expires 9-7-26

This deed was prepared based solely upon the Grantor, and le search

Karen Johnson Davidson County
Batch# 1042078 DEEDQC
08/24/2023 09 55 14 AM 1 pg
Fees $12 00 Taxes $0 00

20230824-0066202

CATHERINE DEBELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua Robertson Maldonado, Trustee 73 White Bridge Road Ste 103 PMB 128 Nashville, TN 37205	Wells Fargo Written Correspondence PO Box 10335 Des Moines, IA 50306	091-11-011 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Joshua Robertson Maldonado and Jian Maldonado, as tenants by the entirety, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Joshua Robertson Maldonado, as Trustee of the SANGLO FAMILY REVOCABLE LIVING TRUST, hereinafter called **"GRANTEE,"** his successors and assigns, their entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows

Being Lot No 12 on the Revised Plan of Morrow Meadows Subdivision, Section 1, of record in Book 2083 Page 105, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description

Being the same property conveyed to Joshua Robertson Maldonado and Jian Maldonado, by Warranty Deed from Paul T Davidson dated December 1, 2021, and recorded December 7, 2021, of record in Instrument No 20211207-0162193, Register's Office for Davidson County, Tennessee

This is improved property, known as 705 Morrow Road, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on August 22, 2023

Joshua Robertson Maldonado

Jian Maldonado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 22, 2023, before me personally appeared **Joshua Robertson Maldonado** and **Jian Maldonado**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument for the purposes therein contained.

CATHERINE DEBELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

Witness my hand and official seal on August 22, 2023

NOTARY PUBLIC

My Commission Expires. 9-7-26